

# ***LUNENBURG PLANNING BOARD***

## ***TOWN OF LUNENBURG***

Emerick R. Bakaysa, Chair  
Joanna L. Bilotta, Vice-Chair  
Thomas W. Bodkin, Jr., Clk.  
Robert J. Saiia, Mbr.  
Nathan J. Lockwood, Mbr.  
Marion M. Benson, Planning Director



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960 Massachusetts Avenue  
Lunenburg, MA 01462

Minutes  
February 8, 2010

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

**ROLL CALL:** Emerick R. Bakaysa, Joanna L. Bilotta, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood, Marion M. Benson

**MINUTES – APPROVAL:** Signed 12/1/09, Motion, Ms. Bilotta, Second, Mr. Lockwood, Motion passed. Signed 1/25/10, Motion, Mr. Saiia, Second, Mr. Bodkin Jr.

**PLAN SIGNATURES:** Signed 1070 Northfield Road, Frank & Debra McDonald. Comments as follows: Assessor- 1070 Northfield, Map 36, Parcel 28, 8.9 acres, Bk 7052, Pg 55, Use Code 106, not in Chapter; 1070S Northfield, Map 55, Parcel 2, 32 acres, Bk 7052, Pg 55, use Code 106, not in Chapter; Building Official- pre-existing frontage, lot area to be increased; Board of Health- in accordance with 310CMR 1510(2) no division shall be approved until it has been determined the division will not put the existing system non-compliant with Title 5 and that the division will not prevent the upgrade of the system on the lot. An inspection of the existing is necessary. No records for the system exist in the Board of Health files; Conservation Commission- no issues.

**NOTICES and COMMUNICATIONS:** Zoning Board of Appeals- Special Permit granted to 70 Lesure Avenue for demolition of existing residential two-family dwelling and construction of new two-family dwelling.

### **COMMITTEE REPORTS:**

**Capital Planning Committee-** Director presented the draft prioritization of the FY plan.

**CWMP-** No report

**MJTC-** Mr. Saiia reported on the Traffic report - Geo Metric Design Rt. 119, Groton.

**MRPC-** Reported on Gatsby software on auditing books.

### **PLANNING DIRECTOR'S REPORTS/NEW BUSINESS:**

**10 Massachusetts Avenue-** Director reported on conceptual meeting with Thor Douglas Rozell, 215 Burnap Street, Fitchburg, MA regarding possible permit for convenience store. Mr. Rozell owns the entire building and has other tenants. Exterior to remain the same. Site has sewer, water and Unutil. Present signage is non-conforming; site will be allowed one 36 x 36 and a secondary sign 50% less.

**198 Summer Street-** Public Hearing to be held 2/22/10, 6:30 PM, Ritter Memorial Building. Director noted the application and the proposed use again. The Sewer Commission will need a building plan to ascertain flow and noted a new use must go before them.

**Ethics Commission-** Chair initiated a discussion regarding the letters from Kopelman & Paige Attorney Brian Riley regarding the position of Special Municipal Employee status for Peer Engineering review. Open discussion ensued and questions were posed and discussed. Chair brought up the issue with the peer reviewing of other committees. Ms. Bertram, Select Board member, noted that the Sewer Commission was not going to recommend same as the Planning Board. Ms. Bilotta proposed that the Planning Board recommend its concurrence to the Select Board of the position in the letter of January 19<sup>th</sup> which clarified the following; the role of the position of Special Municipal Employee, the 800 hour maximum time allowed and the process by

which a firm, partner, or employee of Special Municipal employee status will remain compliant with State Law. Planning Board concurred. Director was tasked to write a letter for review by the Planning Board. Letters by Kopelman & Paige on file in Planning Office

**Green Community Task Force**-Director reported that the Task Force has set another meeting with the consultant from Vanasse Hangen Brustlin, Inc. The Task Force is still concerned about the Stretch Code. Meeting will be 3/2/10.

**Density Bonus**- Director explained process of applying for the \$3,000 bonus for each building permit for Tri Town Landing. Permits have been issued so application will be made as soon as the Developer finishes closing with the State.

**MRPC Energy Advisory Committee Appointment**- Director reported on invitation to participate as a Committee member to a newly formed Energy Advisory Committee.

**MRPC Traffic Count**- Director noted request by MRPC for traffic counts. Mr. Saiia requested a count on Massachusetts Avenue.

**12/1/09 Special Town Meeting, AG Approval, Zoning Articles**- Received AG Approval for Articles 12 and 13. Article 12- Amendment to Section 6.6.6. Wind Energy Systems. Article 13- Addition of 6.6.7. Solar Energy Systems to the bylaw.

**5/1/10 Town Meeting**- Directed listed proposed Articles for the Warrant that include, 1) new frontage definition, 2) correction to the Town Map showing new water protection zones, and 3) correction to the bylaw for 4.2.1.1.b).

#### **DEVELOPMENT STATUS REPORTS:**

**Emerald Place at Lake Whalom**- Director gave latest report on work status on site. Some overburden will be taken off site. Proper procedure will be followed. Applicant will request workshop with Board of Selectmen to discuss the roundabout and the lakefront.

**Stone Farm**- Reports note that developer continues working on Units 2, 7, and 40.

**Tri Town Landing**- Building permits have been issued for the first two buildings and the office. Report shows there is beginning work being done for excavation for building #2. Procedure is ongoing in ground thawing. Work is slow due to the cold.

#### **UNFINISHED BUSINESS:**

See above Planning Director's Reports and Development Status Reports.

**ADJOURNMENT:** Motion, Mr. Bodkin Jr., Second, Mr. Lockwood, adjourned 10:00 PM.